



South Barn Southcliffe Road  
Swanage | Dorset | BH19 2JG





*The separate utility area provides ideal storage and serves as a useful laundry room, with high-ceilings, further worktop space, and plumbing for a washer/drier and dishwasher. The utility space leads to separate pantry storage, and a convenient WC. The utility room also provides side access into the property.*

*The drawing room is accessed via the sitting room. Its stunning stone features frame the room, including an original fireplace and beautiful stone window sills. Generous in scale, the room comfortably accommodates sofas, coffee tables, and even a dedicated study or work area — making it as practical as it is impressive. It is a room designed for conversation, reflection, and cosy evenings by the fire - all with the backdrop of your Southerly-facing walled garden.*

*From the main hallway, stairs rise to the first floor, comprising the principal suite, bedroom two, bedroom three and the family bathroom. The principal bedroom exudes glamour and elegance, all with a pleasant view over the garden. There is plenty of room for a super king sized bed, built-in storage and a dressing room. The dazzling ensuite bathroom embodies 1920s style with a beautiful claw foot bath as its feature. Here there is further built in storage and Purbeck stone window frames add a touch of richness to the room. Bedroom two is another generous double room, ideal as a guest room, and bedroom three resides a few steps below and is served by the family bathroom. The bathroom comprises beautiful warm tiling, a pea-shaped bath with shower over, W.C., and wash basin. Completing*

# KEY FEATURES

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Living Room

Sitting Room

Dining Room

Utility

Kitchen

Bedroom One

Bedroom Two

Bedroom Three

Bedroom Four

Cottage - Kitchen/Living Room

Bedroom

Studio

Additional Information.

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: House

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. [checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)

Disclaimer.







# KEY FEATURES

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor, and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



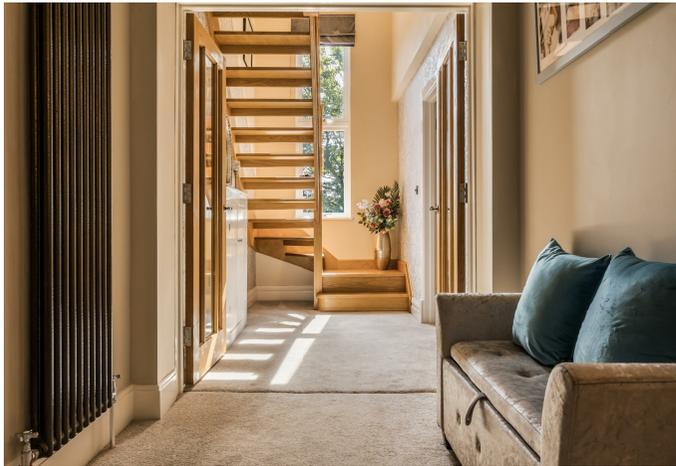




# SELLER INSIGHT

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